

Invitation to Bid
for the General Construction of

Tenant Improvements

at

424 Chapel Street
New Haven, CT

Owner:

State of Connecticut Department of Transportation
Konover Commercial Corporation, as its agent
342 North Main Street
West Hartford, CT 06117
Tel: (860) 570-2000
Fax: (860) 586-7498
Attn: Elizabeth G. Judd, RPA

Property Manager:

Mark Morazes
Tel: (203) 624-4499
Fax: (203) 624-2636

Project Architect:

Glen Setzler
Crosskey Architects, LLC
One Union Place
Hartford, CT 06103
Tel: (860) 724-3000
Fax: (860) 724-3013

Konover Commercial Corporation as agent for the State of Connecticut Department of Transportation hereby invites qualified contractors to bid on a general contract for Tenant Improvements on the second floor of 424 Chapel Street. Konover Commercial Corporation will receive sealed bid proposals on or before Monday August 16, 2010 at 10:00 AM (EST) at Konover Commercial Corporation, 265 Church Street, Suite 200, New Haven, CT 06510. The Property Manager will receive sealed proposals until the stated time at the noted location. Proposals received after that time or at the wrong location will not be accepted. The opening and review of bids will not be open to the public.

*Tenant Improvements
424 Chapel Street
New Haven, CT*

*Crosskey Architects, LLC.
One Union Place
Hartford, CT 06103
Tel: (860) 74-3000 Fax: (860) 724-3013*

SCOPE OF WORK

The project consists of the construction of Tenant Improvements to the second floor at 424 Chapel Street in New Haven, Connecticut. This area contains approximately 3,000 square feet.

Project scope includes all required demolition and construction and finish work as indicated on the drawings.

BID DOCUMENTS

Bid documents include plans developed by Crosskey Architects, LLC dated July 13, 2010. Plans will be available at the Joseph Merritt & Company, 60 Hamilton Street, New Haven, CT 06511 (203) 562-9885, beginning July 23, 2010. Please refer to Job Name 424 Chapel Street-Phases 2 and 3.

All references made to mechanical, electrical and plumbing requirements indicated on the documents are provided as reference only. Any HVAC, electrical or plumbing work necessary shall be designed and provided by the Bidder as part of the contract. No design engineering of these systems has been performed by the Owner or Architect and none should be inferred. All work must conform to the standards of the State of Connecticut Department of Transportation.

INSURANCE

Before commencing any work on the project all contractors and subcontractors shall be required to provide the Property Manager with Certificates of Insurance, naming the Owner and the Property Manager as additional insureds, according to the following coverage amounts:

Comprehensive General Liability	\$3,000,000 per occurrence
Builder's Risk	Not less than contract sum
Worker's Compensation	As required by statute

BONDING

No form of bonding is required with the proposals; however, each bidder is required to be bondable for 100% of the value of his proposal. Upon acceptance of a proposal, the Owner may request that a Performance/Labor and Material bond be provided, and the Owner shall allow an increase in the bidder's proposal for the cost of the bond. Do not include cost of bonding in bids.

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MECHANICS AND SUBCONTRACTORS LIEN WAIVERS

Lien waivers shall be provided by General contractor, all trades, suppliers and subcontractors upon submittal of all applications for payment. Such lien waivers must be received by the Property Manager prior to processing payment applications.

EXAMINATION OF DRAWINGS, SPECIFICATIONS AND SITE OF WORK

Before submitting a bid, each Bidder shall carefully examine the Drawings and all other pertinent Documents and visit the site of the Work. Each Bidder shall fully inform himself prior to the bidding as to all existing conditions and limitations under which the Work is to be performed, and he shall include in his bid a sum to cover all items necessary to perform the Work as set forth in the proposed Contract Documents. No allowance will be made to any bidder because of lack of such examination or knowledge. The submission of a bid will be construed as conclusive evidence that the bidder has made such examination.

A mandatory prebid site meeting will be held on Monday, August 2, 2010 at 9:00 AM for all interested bidders. Please meet in the lobby at 424 Chapel Street.

CONTRACT CONDITIONS

Contract conditions are as described in AIA Document A107-2007 General Conditions for Construction Projects of Limited Scope. Awarded contractor shall execute AIA Document A107-2007, Standard Form Agreement between Owner and Contractor for Construction Projects of Limited Scope.

INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING

If any person contemplating submitting a bid for construction of the Work is in doubt as to the true meaning of any part of the proposed Contract Documents, or finds discrepancies in or omissions from any part of the proposed Contract Documents, he may submit to the Project Architect a written request for interpretation thereof not later than two (2) days before bids will be opened. All questions must be directed to the Project Architect for processing.

1. The person submitting the request shall be responsible for its prompt delivery.
2. Interpretation or correction of proposed Contract Documents will be made only by Addendum and will be distributed to each bidder of record.
3. The Owner will not be responsible for any other explanations or interpretations of the proposed Contract Documents.

Architect and Owner will not be responsible for oral clarifications.

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SUBSTITUTIONS

Each bidder represents that his proposal is based upon the materials, equipment and labor described in the proposed Construction Drawings.

Proposed substitutions for specified items shall be indicated on the bid form and accompanied with supportive literature. It shall be the responsibility of the bidder to ensure that indicated substitutions are equal in quality and performance to the products specified. Pricing based on substitutions found inferior to those specified shall be grounds for bid rejection.

PREPARATION OF BIDS

Bids shall be made on unaltered Bid Forms furnished with these Documents or copies thereof. Fill in all applicable spaces and submit three copies (original and two copies). Submit bid to Mark Morazes, Property Manager, Konover Commercial Corporation. Bid shall be signed with name typed below signature. Where bidder is a corporation, Bid Form must be completed with the legal name of the corporation, followed by the State in which incorporated and legal signature of an officer authorized to bind the corporation to a contract. Bidder shall provide the Owner with a breakdown of their proposal, if requested, before execution of the contract.

All subcontractors to be used shall be listed by trade and attached to the Bid Form. Any bid received, which does not include the subcontractor list, may be disqualified at the Owner's discretion.

WITHDRAWAL OF BIDS

Any bidder may withdraw his bid, either personally or by written request, at any time prior to scheduled time for opening bids. No bidder may withdraw his bid for a period of 60 days after the date set for the opening thereof, and all bids shall be subject to acceptance by the Owner during this period. Owner reserves the right to reject any or all bids and to waive any informality in the bidding.

CONSTRUCTION TIME

The successful bidder shall be prepared to start the project immediately and work within the construction schedule which shall be established prior to execution of the contract. It is the intention of the Owner to have all construction completed within 45 days after contract award. Liquidated damages will be assessed for each calendar day completion is delayed beyond the Bidder's time prescribed.

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As part of the bid submission, the Bidder shall prepare and submit a proposed construction schedule for the entire project, with allowance given for potential delays. It is the contractor's responsibility to cover necessary anticipated premium labor costs in his Bid Price. Extra payment for premium time labor cost shall not be approved except as requested and approved in writing by the Owner.

Second shift time should be scheduled for work involving slab core bores or odor producing painting and other disruptive operations.

VENDORS AND SUBCONTRACTORS

Bidders shall be free to choose qualified vendors and subcontractors for the project. Bidders shall name the subcontractors on the Bid Form with a contact name and telephone number. No subcontractor shall be changed after acceptance of the Bid unless specifically approved by the Architect and Owner.

CONSTRUCTION RULES AND REGULATIONS

In addition to the Contract conditions described in AIA Document A107-2007, the awarded contractor and all subcontractors shall adhere to the 424 Chapel Street, Construction Rules and Regulations.

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BID FORM

Due: August 16, 2010

Tenant Improvements to the second floor
424 Chapel Street
New Haven, CT

Bid From _____ (Bidder)

For: Tenant Improvements to the Second Floor
424 Chapel Street
New Haven, CT

To: Konover Commercial Corporation
as agent for the State of Connecticut Department of Transportation
265 Church Street
New Haven, CT 06510
Attention: Mark Morazes, Property Manager

The undersigned, having become thoroughly familiar with the terms and conditions of the Drawing provided, specifications and with local conditions affecting performance and costs of the Project at the place where the Project is to be completed, hereby proposes and agrees to fully perform and complete the following portions of work in strict accordance with the Contract Documents for the following sum(s) of money:

Base Bid for performing Scope of Work (lump sum)

\$ _____

Alternate No. 1: (Add) Provide cost to install folding wall (RE: Drawing A-2)

\$ _____

Alternate No. 2: (Add) Provide cost to construct second floor office (RE: Drawing SKA-2.0-5, to be provided at walkthrough)

\$ _____

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Please provide detailed breakdown for Scope of Work.

1. General Conditions	\$	
2. Demolition	\$	
3. Carpentry & Drywall	\$	
4. Painting and Wallcovering	\$	
5. Carpet and Floorcovering	\$	
6. Acoustical Ceilings	\$	
7. Fire Protection	\$	
8. HVAC	\$	
9. Electrical	\$	
10. O & P Markup for Change Orders		%

The undersigned shall here provide a written description of proposed work including any special conditions.

The undersigned shall here indicate all substitutions of materials or methods from those specified and attach supportive literature for the proposal.

In submitting this proposal, the undersigned further agrees:

1. The Owner reserves the right to reject this proposal.
2. This proposal shall remain open for a period of sixty days from the date prescribed for its opening.
3. To enter into and execute a Contract Agreement on the prescribed form, if awarded on the basis of this proposal, and/or any mutually acceptable modifications thereto.
4. To furnish Certificates of Insurance for the prescribed amounts.
5. To provide a 100% Performance/Labor and Material Bond as required by the Owner, with the stipulation of additional compensation.
6. To commence and complete all work within the prescribed schedule as attached.

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Legal Name _____

Type of Organization: Corporation ☐ Partnership ☐
 Sole Proprietor ☐ Other ☐

Legal Address _____

Telephone No.: _____ Fax: _____

Signature: _____ Date: _____
Name: _____
Title of Officer: _____

- ✓ **Attach list of proposed subcontractors. If work is to be performed by General Contractor's own forces, please so indicate by trade.**
- ✓ **Attach proposed construction schedule.**

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